065.0	0002	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	663,500	/	663,500
USE VALUE:	663,500	/	663,500
ASSESSED:	663,500	/	663,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
182		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARSHALL JANICE
Owner 2:	
Owner 3:	
Street 1:	182 MYSTIC STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,785 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1929, having primarily Wood Shingle Exterior and 1568 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6785.000	266,300	4,400	392,800	663,500
Total Card	0.156	266,300	4,400	392,800	663,500
Total Parcel	0.156	266,300	4,400	392,800	663,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.15 | /Parcel: 423.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 065.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	266,400	4400	6,785.	392,800	663,600	663,600	Year End Roll	12/18/2019
2019	101	FV	232,300	4400	6,785.	364,800	601,500	601,500	Year End Roll	1/3/2019
2018	101	FV	232,300	4400	6,785.	364,800	601,500	601,500	Year End Roll	12/20/2017
2017	101	FV	232,300	4400	6,785.	319,900	556,600	556,600	Year End Roll	1/3/2017
2016	101	FV	232,300	4400	6,785.	291,800	528,500	528,500	Year End	1/4/2016
2015	101	FV	206,600	4400	6,785.	258,100	469,100	469,100	Year End Roll	12/11/2014
2014	101	FV	206,600	4400	6,785.	244,100	455,100	455,100	Year End Roll	12/16/2013
2013	101	FV	206,600	4400	6,785.	232,300	443,300	443,300		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5586

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18052-190		4/1/1987		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2009	869	Re-Roof	8,500					

ACTIVITY INFORMATION

Date	Result	By	Name
2/9/2009	Meas/Inspect	189	PATRIOT
2/26/2000	Inspected	276	PATRIOT
10/8/1999	Mailer Sent		
10/8/1999	Measured	256	PATRIOT
8/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6785		Sq. Ft.	Site		0	70.	0.83	12			Med. Tr	-10					392,835						392,800	

Total AC/HA: 0.15576 | Total SF/SM: 6785 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 392,835 | Spl Credit | Total: 392,800

User Acct

41494

GIS Ref

GIS Ref

Insp Date

02/09/09

!5586!

PRINT

Date	Time
12/10/20	20:27:12

LAST REV

Date	Time
03/02/19	13:46:17

apro

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	41494
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	4 - Radiant H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31964278
Const Adj.:	0.99000001
Adj $ / SQ:	163.306
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	385994
Depreciation:	119658
Depreciated Total:	266336

COMMENTS

PDAS. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

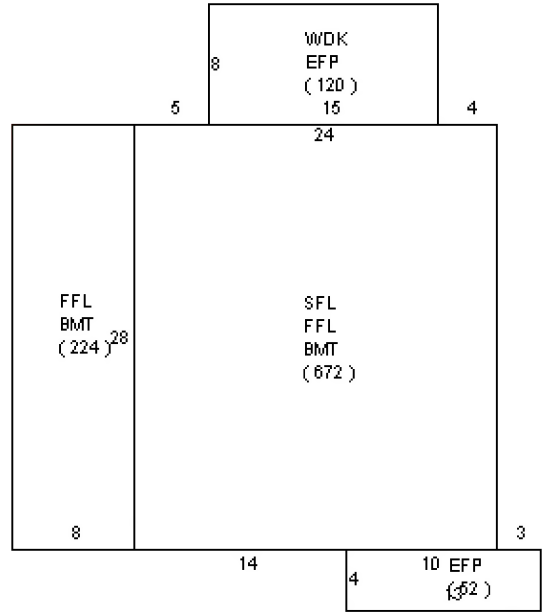
No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	163.31
Special Features:	0	Val/Su Net:	96.63
Final Total:	266300	Val/Su SzAd	169.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	896	48.990	43,897
FFL	First Floor	896	163.310	146,322
SFL	Second Floor	672	163.310	109,742
EFP	Enclos Porch	172	42.620	7,331
WDK	Deck	120	14.190	1,703

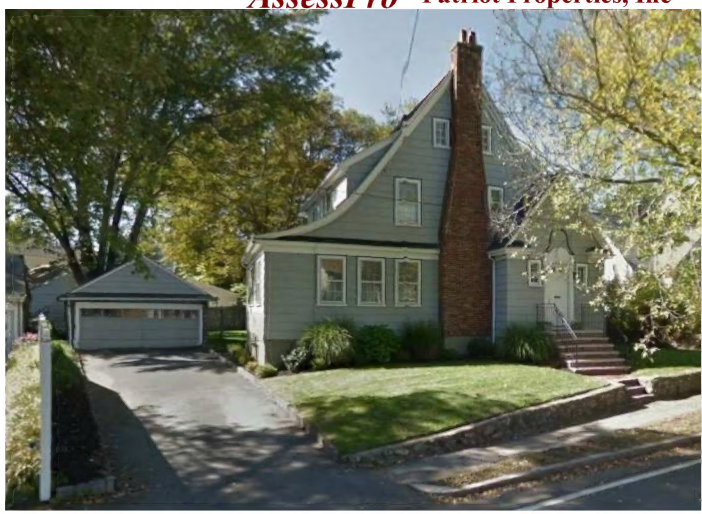
Net Sketched Area:	2,756			Total:	308,995
Size Ad	1568	Gross Are	2756	FinArea	1568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

065.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1929	22.72	T	40	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400